

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 30, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on January 30, 2014 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF JANUARY 23, 2014. Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of January 23, 2014. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 13-267 **Transaction/Contract Type:** Lease Amendment
Origin/Client: DAS/ JUD

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board commenced discussion of the proposed lease amendment at 9:31 a.m. At 9:40 a.m. Shane Mallory, DAS Leasing Administrator, and Ronald Macchio, Judicial Branch Facilities Director, joined the meeting. The discussion concluded and Messrs. Malloy and Macchio left the meeting at 10:06 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

OPEN SESSION

OTHER BUSINESS

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Meeting with DAS/DCS Chief Architect David H. Barkin, AIA. DAS Chief Architect David H. Barkin, AIA, joined the meeting at 10:07 a.m. The Board and Mr. Barkin discussed the Board's role in reviewing contracts prepared by the Department of Construction Services, DCS guidelines regarding fees paid to consultants, and Mr. Barkin's perspective on the contract development process. Mr. Barkin left the meeting at 10:35 a.m.

REAL ESTATE- UNFINISHED BUSINESS

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 13-261-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA

Statutory Disclosure Exemptions: 1-200(6)(D) & 1-210(b)(7)

The Board commenced discussion of the proposed purchase at 10:35 a.m. and concluded at 10:50 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

OPEN SESSION

REAL ESTATE- NEW BUSINESS

PRB # 14-018 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 017-182-002
Grantor: Mr. Kevin Leone
Property: 941 Farmington Avenue, Bristol, CT
Project Purpose: Widening of U. S. Route 6, Bristol and Farmington Project
Item Purpose: Acquisition of a defined easement for highway purposes totaling 989±SF as well as additional compensation for the contributory value of affected site improvements

Staff reported that this DOT project is for the widening of a portion Route 6, Farmington Avenue, from Carol Lane in Bristol to Peggy Lane in Farmington. The project will provide a second eastbound through lane in order to reduce accidents and improve traffic flow. The proposed improvements would also consist of adjustments to the existing pavement cross-slope, drainage modifications and upgrades, and modification to the existing traffic signals. The (2011) estimate for rights of way acquisition is \$1,487,400 affecting 55 properties. There were 478 accidents with 191 injuries recorded on this section of Route 6 between 1/1/2005 and 12/31/2008.

The subject property at 941 Farmington Avenue, Bristol is 0.23- acres and is improved with a single family residence. The project requires a taking of 99% interest for a defined easement for highway

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purposes in an area of 989-SF located along the property's frontage on the northerly side of Route 6. The DOT established a rate of \$6.00/SF for this taking and offered compensation as follows:

Defined Easement for Highway Purposes	989 SF @ \$6.00/SF x 99% =	\$5,874.66
Contributory Value of existing vegetation	Lump sum =	<u>\$ 200.00</u>
	SAY	\$6,100.00

The property owner rejected DOT's. The DOT Appraiser informed the property owner that the valuation was based on the existing use and market data that indicated a range of \$4.50- \$7.50 per SF for this taking. While DOT calculated a value of \$6.00/SF to develop this estimate if the \$7.50/SF was utilized it would translate into an additional \$1,500 for the taking. The offered compensation was increased to \$7,600 which was accepted by the Grantor.

Staff recommended approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The acquisition value is supported by the EOC, and the negotiated settlement is reasonable.

PRB # 14-019 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 014-181-003
Grantor: Jarvis Creek Truck Sales and Service, LLC
Property: 114 School Ground Road, Branford, CT
Project Purpose: Replacement of Bridge #04848 on School Ground Road Project
Item Purpose: Acquisition of a defined easement for highway purposes totaling 5,435±SF as well as additional compensation for the contributory value of affected site improvements

This DOT project will replace Bridge #04848, known as School Ground Road Bridge, over Branford River, Branford. The location is a well developed industrial area between Route 1 to the south and CT Route 139 to the north. The two lane bridge was built in 1941; the average daily traffic volume is 7,110 vehicles. The existing single-span bridge is 28 feet long and 29.5 feet wide and is structurally deficient and functionally obsolete (too narrow). There are overhead utility wires; water and sewer lines undercross the river upstream (east) of the bridge, and there is a 2 ½ inch gas main supported on cantilever brackets attached to the west fascia of the structure. The current span will be replaced with a 28 foot long span, with a 32 foot wide curb to curb roadway, and a 6 foot sidewalk on the east side. The construction area will extend 575 feet north of the bridge and 350 feet south. The funding is 80% federal and 20% municipal (Federal Local Bridge Program). The rights of way estimate is \$185,000 and construction estimate (1/2013) is \$2,581,500.

The affected property is 3.84 acres of commercial/industrial land located on the southwesterly side of School Ground Road. The parcel is improved with a 14,694 SF industrial office warehouse building with miscellaneous site improvements, including 45,000 SF of paved parking and 90,000 SF of graveled parking. The property is used for the sale and service of commercial vehicles, and storage. All public utilities are available to the site.

The building is occupied by the owner (10,694 SF) and three tenants occupying a total of 4,000 SF rented at \$12.00/SF, gross. The building is in average condition and the property conforms to zoning requirements.

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DOT requires an area of 5,435 SF for a defined easement for highway purposes located along the property’s frontage on School Ground Road. The easement will permanently reduce the parking area available for commercial vehicles that use the graveled northeast corner frontage area of the subject for parking.

The following table indicates the results of an appraisal report prepared by independent fee appraiser Steven MacCormack (9/2013):

Property Value Before Taking	\$880,000
Property Value After Taking	\$859,600
Damages	\$ 20,400 (-2.32%)

The property value reduction (damages) is attributable to the loss of area available for the owner to park commercial vehicles in the graveled area along the frontage at the northeast corner of the property. The unit value that is the basis of the appraised value is \$60.00/GSF of building area. The appraiser estimated a permanent reduction in property value of \$1.50/GSF of the 14,694 GSF area of the premises industrial building.

Staff recommended Board approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The damages of \$20,400 are supported by the appraisal report prepared September 9, 2013 by Steven MacCormack.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #13-267 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-267. The motion passed unanimously.

PRB FILE #14-018 – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #14-018. The motion passed unanimously.

PRB FILE #14-019 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #14-019. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary